
1999 Annual Report

West Pullman Industrial Park Conservation Area



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2000

June 30, 2000

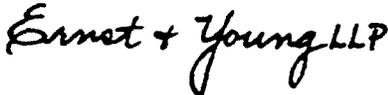
Mr. Christopher R. Hill
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Commissioner Hill:

Enclosed is the annual report for the West Pullman Industrial Park Conservation Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 22(d) of the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1 et seq.), as amended. The contents are based on information provided to us by the Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City departments.

Very truly yours,



Ernst & Young LLP

West Pullman Industrial Park Conservation Area 1999 Annual Report

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ANNUAL REPORT - WEST PULLMAN INDUSTRIAL PARK CONSERVATION AREA IN COMPLIANCE WITH SECTION (d) OF 65 ILCS 5/11-74.6-22.

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
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June 30, 2000

Mr. Daniel W. Hynes
Comptroller
State of Illinois
Office of the Comptroller
201 Capitol
Springfield, IL 62706

Comptroller Hynes:

We have compiled the attached information for the West Pullman
Industrial Park Redevelopment Project Area (Report) pursuant to 65
ILCS 5/11-74.6-22(d).

Very Truly Yours,

Christopher R. Hill
Commissioner
Department of Planning and Development

NEIGHBORHOODS



**West Pullman Industrial Park Conservation Area
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(1) DATE OF DESIGNATION OR TERMINATION - 65 ILCS 5/11-74.6-22(d)(1.5)

The Project Area was designated on March 11, 1998. The Project Area may be terminated no later than March 11, 2021.

**West Pullman Industrial Park Conservation Area
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(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.6-22(d)(2)

During 1999, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**West Pullman Industrial Park Conservation Area
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(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.6-22(d)(3)

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATION

TO:

Daniel W. Hynes
Comptroller
State of Illinois
201 Capitol
Springfield, Illinois 62706

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Rm. 1149
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602

Dean L. Viverito, Comptroller
Forest Preserve District of Cook County
536 North Harlem Avenue
River Forest, Illinois 60305

Michael Koldyke, Chairman
Chicago School Finance Authority
135 S. LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent & CEO
Chicago Park District
425 East McFetridge Drive, 2d Fl. East
Chicago, Illinois 60605

Paul Vallas, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603

Andy Justo, Accounting Manager
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.6-22(d) of the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1 et seq., (the "Act") with regard to the West Pullman Industrial Park Conservation Area (the "Redevelopment Project Area"), do hereby certify as follows:

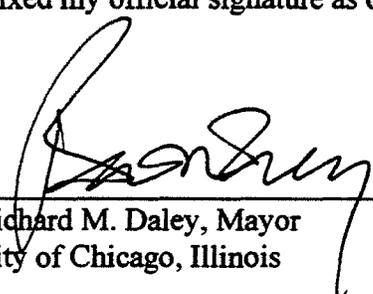
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 1999, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2000.



Richard M. Daley, Mayor
City of Chicago, Illinois

**West Pullman Industrial Park Conservation Area
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(4) OPINION BY LEGAL COUNSEL - 65 ILCS 5/11-74.6-22(d)(4)



City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

City Hall, Room 600
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-6900
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<http://www.ci.chi.il.us>

June 30, 2000

Daniel W. Hynes
Comptroller
State of Illinois
201 Capitol
Springfield, Illinois 62706

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125 South Clark Street, 5th Floor
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100 East Erie Street, Room 2429
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer
South Cook County Mosquito
Abatement District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426

Re: West Pullman Industrial Park Conservation Area
(the "Conservation Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.6-22(d)(4) of the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1 *et seq.* (the "Law"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.6-22(d) of the Law for the Conservation Area.

Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Law have had general involvement in the proceedings affecting the Conservation Area, including the preparation of ordinances adopted

NEIGHBORHOODS



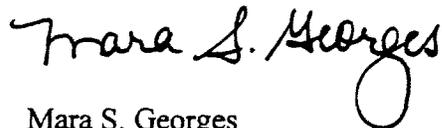
by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Conservation Area, designation of the Conservation Area as a redevelopment project area and adoption of tax increment allocation financing for the Conservation Area, all in accordance with the then applicable provisions of the Law. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Conservation Area affecting such Department(s) and with the requirements of the Law in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Law.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Conservation Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.6-22(d)(9) of the Law and submitted as part of the Report, which is required to review compliance with the Law in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Law in effect and then applicable at the time actions were taken from time to time with respect to the Conservation Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,

A handwritten signature in black ink that reads "Mara S. Georges". The signature is written in a cursive style with a large, looped "G" at the end.

Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**West Pullman Industrial Park Conservation Area
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(5) ANALYSIS OF TIF FUND - 65 ILCS 5/11-74.6-22(d)(5)

During 1999, there was no financial activity.

**West Pullman Industrial Park Conservation Area
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(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.6-22(d)(6)

TABLE 6
DESCRIPTION OF PROPERTY PURCHASED BY THE CITY WITHIN THE IJRL AREA

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
12152 South Green Street	3,762 Sq. Ft.	\$98,400	Giselle A. Walkes
12156 South Green Street	3,762 Sq. Ft.	\$84,000	George & Dorothy Dinkins & Avis Abrams
12123 South Green Street	3,138 Sq. Ft.	\$3,575	Benjamin Pryzbytek
11901 South Ashland Avenue	219,031 Sq. Ft.	\$53,260	Christ Universal Temple
901-03 West 119 th Street	6,250 Sq. Ft.	\$140,375	Lacy Ewing
848 West 122 nd Street	2,556 Sq. Ft.	\$92,875	Valerie R. Grimes
12150 South Green Street	5,016 Sq. Ft.	\$81,375	Donna Jean Nash
12000 S. Racine Avenue	n/a ¹	n/a ¹	n/a ¹
1220 W. 119th Street	n/a ¹	n/a ¹	n/a ¹
1207 W. 120th Street	n/a ¹	n/a ¹	n/a ¹

¹This property was acquired through the Tax Reactivation Program ("TRP"), under which the City instructs the County of Cook to make a no-cash bid on certain tax-delinquent parcels. The City then pursues the acquisition in a court proceeding and receives a tax deed from the County after a court order is issued. The City pays court costs and certain incidental expenses for each parcel, which average between \$2,000 and \$2,500. The size and description of each parcel is not available.

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(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.6-22(d)(7)

- (a)** Projects implemented in the preceding fiscal year. Table 7(a)
- (b)** A description of the redevelopment activities undertaken.
- (c)** Agreements entered into by the City with regard to disposition or redevelopment of any property within an IJRL area. Table 7(c)
- (d)** Additional information on the use of all IJRL Funds received in an IJRL area and steps taken by the City to achieve objectives of the plan.
- (e)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving payments financed by IJRL revenues produced by the IJRL area. Table 7(e)
- (f)** Joint Review Board Reports submitted to the City.
- (g)** Project-by-project review of public and private investment undertaken to date after the effective date of the new amendment to the IJRL Act and expected to be undertaken in the following year, and ratio of private investment to public investment to the date of the report and as estimated to the completion of the redevelopment project. Table 7(g)

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(7)(a) - 65 ILCS 5/11-74.6-22(d)(7)(A)

During 1999, no projects were implemented.

(7)(b) - 65 ILCS 5/11-74.6-22(d)(7)(B)

Redevelopment activities undertaken within this Redevelopment Project Area during the preceding fiscal year, if any, have been made pursuant to i) the Redevelopment Plan for the Area, and ii) the one or more Redevelopment Agreements affecting the Area, and are set forth on Table 5 herein by IJRL-eligible expenditure category.

(7)(c) - 65 ILCS 5/11-74.6-22(d)(7)(C)

During 1999, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

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(7)(d) - 65 ILCS 5/11-74.6-22(d)(7)(D)

The district has not yet received any increment.

(7)(e) - 65 ILCS 5/11-74.6-22(d)(7)(E)

During 1999, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

(7)(f) - 65 ILCS 5/11-74.6-22(d)(7)(F)

During 1999, no reports were submitted to the City by the Joint Review Board.

(7)(g) - 65 ILCS 5/11-74.6-22(d)(7)(G)

During 1999, no public investment was undertaken in the Project Area. As of December 31, 1999, no public investment was estimated to be undertaken for 2000.

**West Pullman Industrial Park Conservation Area
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**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE CITY - 65 ILCS
5/11-74.6-22(d)(8)(A)**

During 1999, there were no obligations issued for this Project Area.

**West Pullman Industrial Park Conservation Area
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(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.6-22(d)(8)(B)

During 1999, there were no obligations issued for the Project Area.

**West Pullman Industrial Park Conservation Area
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(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.6-22(d)(9)

During 1999, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was provided for this section.

